

**RELEASE OF EASEMENT
CONVEYANCE OF SEWER**

Document Number

Document Title

**RELEASE OF EASEMENT
SE-2791A
SE-2791B
and
QUIT CLAIM DEED
QCD 2791A, 2791B and 2851
OF SEWERS**

Drafted by:

City of Milwaukee
Department of Public Works

Recording Area

Name and Return Address

Solomon Bekele
City of Milwaukee - DPW
Infrastructure Services Division
Environmental Engineering Section
841 North Broadway – Room 820
Milwaukee, WI 53202

325-0200-111-5; 325-0195-100-4; 325-
0204-110-9; 325-0166-111-1

Parcel Identification Number (PIN)

THIS RELEASE OF EASEMENT is by the City of Milwaukee (“**City**”), a municipal corporation, duly organized and existing under Wisconsin law.

The City obtained certain easement rights by virtue of an easement document, granted on October 25, 2009 by the Redevelopment Authority of the City of Milwaukee and recorded in the Milwaukee County Register of Deeds Office on December 22, 2009 as Document No. 0982774, (the “**Easement**”). The Easement affects the property more particularly described on **EXHIBIT A** attached (the “**Property**”). The address and tax key numbers of the Property are:

Address: 2450 West North Avenue, Milwaukee, Wisconsin.

Tax Key No.: 325-0200-111-5, 325-0195-100-4, 325-0204-110-9, and 325-0166-111-1

Per City of Milwaukee records, 2450 West North Avenue is currently owned by the St. Ann Center for Intergenerational Care.

The City no longer needs the Easements because the sewers no longer serve the City’s interests. The City hereby releases the Easements, intending that the Property affected by the Easement shall no longer be encumbered by the Easement.

The CITY hereby also quit claims and conveys to St. Ann Center Properties, Inc., on an AS IS, WHERE IS basis, the following described facilities (the “**Facilities**”) subject to all defects, known or unknown, discovered or to be discovered, and without any warranty or representation expressed or implied:

QCD - 2851

Part I

15 x 22-inch combined main sewers, manholes, and appurtenances located in that part of Certified Survey Map No xxxx, a recorded Certified Survey Map located in the that part of the Southwest ¼ (SW¼) of Section 18, Township 7 North, Range 22 East in the City of Milwaukee, County of Milwaukee, State of Wisconsin, more particularly described as follows, to-wit:

Beginning at a combined sewer manhole located on the south line of West Meinecke Avenue and approximately 297 feet east of the east line of North 25th Street, said manhole being excluded from this conveyance;

Thence, southerly approximately 365 feet to center of a combined sewer manhole, said manhole being included in and also being the end of Part I of this conveyance;

Part II

Beginning at a manhole located approximately 297 feet east of the east line of North 25th Street and approximately 20 feet south of the north line of West North Avenue, said manhole being excluded from this conveyance;

Thence, northerly approximately 115 feet to center of a combined sewer manhole;

Thence, northerly approximately 107 feet to a point, said point being the end of Part II of this conveyance.

QCD – 2791A

36-inch combined sewer, manholes, and appurtenances located in that part of Certified Survey Map No xxxx, a recorded Certified Survey Map located in the that part of the Southwest ¼ (SW¼) of Section 18, Township 7 North, Range 22 East in the City of Milwaukee, County of Milwaukee, State of Wisconsin, more particularly described as follows, to-wit:

Beginning at a combined sewer manhole located approximately 32 feet east of the west line of North 24th Street and approximately 113 feet north of the north line of West North Avenue, said manhole being excluded from this conveyance;

Thence, westerly approximately 166 feet to center of a combined sewer manhole;

Thence, northwesterly approximately 192 feet to center of a combined sewer manhole, said manhole being included in and also being the end of this conveyance;

QCD – 2791B

42-inch combined sewer and appurtenances located in that part of Certified Survey Map No xxxx, a recorded Certified Survey Map located in the that part of the Southwest ¼ (SW¼) of Section 18, Township 7 North, Range 22 East in the City of Milwaukee, County of Milwaukee, State of Wisconsin, more particularly described as follows, to-wit:

Beginning at a combined sewer manhole located approximately 297 feet east of the east line of North 25th Street and approximately 320 feet south of the south line of West Meinecke Avenue, said manhole being included in QCD-2851;

Thence, northwesterly approximately 375 feet to center of a combined sewer manhole, said manhole being excluded from and also being the end of this conveyance.

The location of the Facilities is more particularly described on the diagram attached hereto as **EXHIBIT B**, Plan File No. 198-7-21.

IN WITNESS WHEREOF, the City caused this document to be executed as of _____, 2014.

CITY: CITY OF MILWAUKEE

By: _____
Ghassan Korban, Commissioner
Dept. of Public Works

Countersigned:

By: _____
Martin Matson, Comptroller

City Common Council Resolution File No.
_____, adopted on _____
_____.

**CITY ATTORNEY
APPROVAL/AUTHENTICATION**

_____, as a member in good standing of the State Bar of Wisconsin, hereby approves the signatures of the City representatives above per M.C.O. § 304-21, and also authenticates the signatures of those City representatives/signatories per Wis. Stat. § 706.06 so this document may be recorded per Wis. Stat. § 706.05 (2)(b).

By: _____
Name Printed: _____
Assistant City Attorney
State Bar No. _____
Date: _____

1047-2012-719:182706

GRANTEE: _____

By: _____

Name Printed: _____

And By: _____

Name Printed: _____

GRANTEE NOTARY

State of Wisconsin)
_____)ss
Milwaukee County)

Before me personally appeared the following signatories, _____

_____, to me known to be such person(s) who signed this document and acknowledged the same.

Date: _____

Notary Public

Name Printed: _____

My commission: _____

[notarial seal]

EXHIBIT A
Legal Description of Easement to be Released

Property located in that part of Certified Survey Map No xxxx, a recorded Certified Survey Map located in the that part of the Southwest ¼ (SW¼) of Section 18, Township 7 North, Range 22 East in the City of Milwaukee, County of Milwaukee, State of Wisconsin, bounded and described as follows, to-wit:

SE-2791A

Commencing at the intersection of the north line of West North Avenue and the west line of North 24th Street;

Thence northerly, 98 feet to the point of beginning of the land to be described;

Thence South 89° 51' 26" West 135.99 feet to a point;

Thence North 59° 37' 58" West 148.36 feet to a point;

Thence North 0° 8' 00" West 34.50 feet to a point;

Thence South 59° 37' 58" East 157.63 feet to a point;

Thence North 89° 53' 57" East 128.00 feet to a point;

Thence South 0° 8' 00" East 30.00 feet to the point of beginning.

AND

SE-2791B

Commencing at the intersection of the south line of West Meinecke Avenue and the east line of North 25th Street;

Thence southerly 137.07 feet to the point of beginning of the land to be described;

Thence South 60° 23' 53" East 304.00 feet to a point;

Thence South 0° 8' 00" East 34.50 feet to a point;

Thence North 60° 23' 53" West 304.00 feet to a point;

Thence North 0° 8' 00" West 34.50 feet to the point of beginning;

The above described lands are part of Tax Key Numbers 325-0200-111-5, 325-0195-100-4, 325-0204-110-9, and 325-0166-111-1 and are shown on the drawing attached hereto as Exhibit "B".

EXHIBIT B
Depiction of Facilities